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A Traditional Home in an Inviting Neighborhood

38 Amsterdam Road

In the 1920s Rochester was experiencing significant economic and population growth. New residential neighborhoods were being built outward to the city boundaries. The residence at 38 Amsterdam Rd. is a beautiful example of the American Foursquare house that was very popular at that time, particularly with young families who now had the economic means to own their own home. It was large enough to accommodate a growing family but not so large as to make routine upkeep cumbersome or costly.

This three bedroom home has many features to recommend it, whether to a family or to someone looking to downsize. There is a wide porch across the front that just invites you to envision sitting out on a warm evening, relaxing and greeting your neighbors. If you are in the mood for more solitude you can open the French doors at the back of the dining room and step onto the deck overlooking the private backyard. As you sit sipping your favorite drink you can enjoy the beauty and fragrance of wisteria covering the pergola than spans the deck. Flowering shrubs and a wooden privacy fence encircle the backyard. The yard is low maintenance in that it features a pathway of pavers bordered with crushed stone.

Inside you can enjoy features that bespeak that earlier era of building with Rochester hardware oak floors throughout the living area, recently refinished gumwood trim throughout, and leaded glass windows. The kitchen has Pergo floor with a light finish,

as does the side entry and hall. There is plenty of work space and room to maneuver in the kitchen, which has all the modern appliances. Stainless steel tiles behind the stove make for easy cleaning.

A walk through closet on the first floor leads from the front entry area to the back hall so you can easily access outerwear from either front or side entries. It also could be converted to a powder room.

The second floor has three bedrooms, each with its own closet. The bathroom features a sunny traditional tile treatment. A full stairway leads to the unfinished attic. You can store all those extra items or could readily convert it to more living space. The basement can be accessed directly from the side entrance or the hallway from the kitchen and is high and dry. Here again is space that will readily accommodate your storage needs or be put to some more creative use.

This charmer is only steps from public transportation, small shops, a playground/rec center and School 28. It is in the desirable North Winton Village neighborhood. With its efficiently designed 1,152 square feet of living space, it is attractively priced at \$114,500. Contact RE/MAX agent, Kevin Herrick, at 585-748-0007 for more information.

by Jim Nicholson

Jim is a Landmark Society volunteer.